

Town of Stonington
Zoning Board of Appeals

VARIANCE
APPLICATION FORM



RECEIVED

FOR OFFICE USE ONLY

Application Number

#21-06

Fee:

360.00

Receipt Date:

360.00

2021 APR -9 P 3:43
TOWN OF STONINGTON
PLANNING & ZONING

Applicant (Owner): Manly & Sharon Church

Mailing Address: 69 Wamphassuc Road, Stonington, CT 06378

Telephone Number: (860) 460-7402

Email Address: ctstkjk@gmail.com

Agent: Mark Comeau (Project Architect)

Mailing Address: 6 School Street, Mystic, CT 06355

Telephone Number: (860) 303-1884

Email Address: MysticCTArchitect@gmail.com

Property Location: 69 Wamphassuc Road, Stonington

Parcel Information:

Map

126

Block

4

Lot

3

Zoning District: RC-120

Lot Size (sq. ft.): 165,528

Is any portion of the property within 500 feet of the Town Boundary?

☐ Yes

☒ No

The applicant seeks a variance to the Zoning Regulations, specifically Section:

	REQUIRED	EXISTING	PROPOSED	VARIANCE
MINIMUM LOT AREA				
FRONTAGE				
FRONT YARD				
REAR YARD				
SIDE YARD	75' (5.5.1)	75' Dwell, 13'/45'/Sheds	25'	50'
MAXIMUM HEIGHT				
FLOOR AREA RATIO				
NON-INFRINGEMENT				
COASTAL JURISDICTION				

The applicant requests that the ZBA take the following action:

Reduce the (South) side yard required setback from 75' to 25' for construction of a garage structure.

Hardship: *Proof of a true hardship is a legal requirement for a Zoning Board of Appeals to issue a variance. See ZBA Application Guide for definition of Hardship.*

Explain Hardship (reason for requesting the variance):

The property configuration (shape) is both peculiar and unique, taking its shape as defined by the Amtrak tracks

corridor forming the southern-most boundary, Lambert's Cove and coastal feature forming the northern and eastern-most boundaries, and Wamphassuc Road forming its western-most boundary as a product of locale by access point over the Amtrak tracks.

~~These constrictions and encroachments on to the already oddly shaped lot render only 6% of the 3.8AC lot usable (10,498 SF as circumscribed by required setbacks).~~

~~The Dwelling unit has no basement due to construction in the AE zone and the existing garage as designed into the existing structure is undersized by the aforementioned configuration constrains.~~

~~Additional constraints to locating the proposed garage structure include the Well location and Septic System.~~

~~The proposed garage structure will provide additional and needed storage lacking due to the structure's slab-on-grade construction along with functional garage space appropriate for today's common vehicles.~~

~~The proposed garage structure will also serve as needed buffer between the dwelling and the Amtrak trains passing by regularly.~~

Applicant – Please check which applies:

<input type="checkbox"/>
<input checked="" type="checkbox"/>

I have not submitted a Class A-2 Survey with this application.

I have submitted a Class A-2 Survey as part of this application.

This application, accompanied by the appropriate fee (payable to the Town of Stonington) must be forwarded to the Zoning Enforcement Officer. The applicant or a designated representative must be present at the public hearing before the ZBA will take any action on the application. Failure to attend will require re-scheduling of the hearing and payment of an additional fee.

Marky Church

Owner's Printed Name

Mark Comeau

Agent's Printed Name

Marky Church

Owner's Signature

[Signature]

Agent's Signature



Town of Stonington, CT

Property Listing Report

Map Block Lot

126-4-3

Building # 1

Section # 1

Account

00678100

Property Information

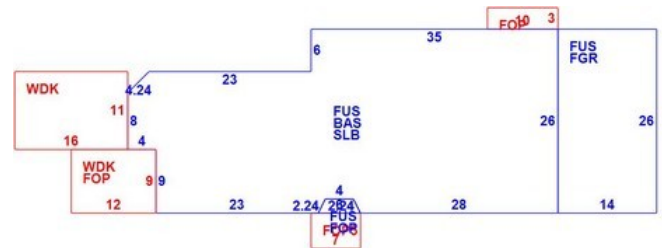
Property Location	69 WAMPHASSUC RD
Owner	CHURCH SHARON A GRIFFIN & MANLY K
Co-Owner	
Mailing Address	69 WAMPHASSUC RD STONINGTON CT 06378
Land Use	1013 SFR WATER MDL-01
Land Class	R
Zoning Code	RC-120
Census Tract	7052

Street Index	0100
Acreage	3.8
Utilities	Well,Septic
Lot Setting/Desc	Waterfront Rolling
Survey Map #	NA
School District	
Fire District	Quiambaug
Trash Day	T
Polling Place (District)	1

Photo



Sketch



Primary Construction Details

Year Built	1985
Stories	2
Building Style	Modern/Contemp
Building Use	Residential
Building Condition	G
Occupancy	1
Extra Fixtures	1
Bath Style	Average
Kitchen Style	Average
AC Type	Central
Heating Type	Forced Air-Duc
Heating Fuel	Electric

Bedrooms	5 Bedrooms
Full Bathrooms	2
Half Bathrooms	1
Total Rooms	8 Rooms
Roof Style	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Floors 1	Hardwood
Interior Floors 2	
Exterior Walls	Wood Shingle
Exterior Walls 2	NA
Interior Walls	Drywall/Sheet
Interior Walls 2	NA

(*Industrial / Commercial Details)

Building Desc.	SFR WATER MDL-01
Building Grade	Ave/Good
Heat / AC	
Frame Type	
Baths / Plumbing	
Ceiling / Wall	
Rooms / Prtns	
Wall Height	
First Floor Use	



Town of Stonington, CT

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Valuation Summary (Assessed value = 70% of Appraised Value)

Item	Appraised	Assessed	Subarea Type	Gross Area (sq ft)	Living Area (sq ft)
Buildings	237300	166100	First Floor	1380	1380
Extras	22900	16000	Garage	364	0
Improvements			Porch, Open	183	0
Outbuildings	9200	6400	Upper Story, Finished	1754	1754
Land	708900	496200	Slab	1380	0
Total	978300	684700	Deck, Wood	284	0

Outbuilding and Extra Features

Type	Description
AVE SYS RES	3134.00 S.F.
W/LIGHTS ETC	120.00 S.F.
FIREPLACE	1.00 UNITS
SHED FRAME	120.00 S.F.
DOCKS-RES HEAVY	52.00 S.F.
GANGWAYS & RAMPS	86.40 S.F.
FLOAT AVE	54.00 S.F.
FLOAT AVE	100.00 S.F.

Total Area	5345	3134

Sales History

Owner of Record	Book/ Page	Sale Date	Sale Price
CHURCH SHARON A GRIFFIN & MANLY K	808/1079	11/12/2020	1200000
LUTZ CATHERINE A	0793/0083	11/5/2019	2000
GUTMANN MATTHEW C & LUTZ CATHERINE A	0783/0817	12/26/2018	0
GUTMANN MATTHEW C & LUTZ CATHERINE A	0769/0741	10/12/2017	0
GUTMANN MATTHEW C TRUSTEE & LUTZ	0752/1041	6/20/2016	0
GUTMANN MATTHEW C TRUSTEE & LUTZ	0749/1157	3/24/2016	0
GUTMANN MATTHEW C & LUTZ CATHERINE A	0740/0396	5/27/2015	760000
MADDOCKS STEPHANIE & NEBORSKY FRANCIS	0723/0188	11/5/2013	0